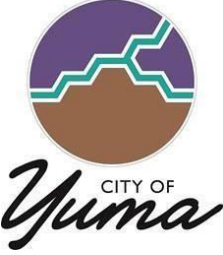


## **Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on April 26, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p style="text-align: center;"><b>Agenda Summary</b> <b>Planning and Zoning Commission Meeting</b> <b>City Hall Council Chambers</b> <b>One City Plaza Yuma, AZ</b> <b>Monday, April 26, 2021, 4:30 p.m.</b></p>
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### **COVID 19 ADVISORY**

#### **DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.**

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 4:00 p.m. on April 26, 2021. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

#### **ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS. THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

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- A. CALL TO ORDER **4:30 P.M. CHAIRMAN CHRIS HAMEL, COMMISSIONERS LORRAINE ARNEY, GREGORY COUNTS, BARBARA BEAM, AND JOSHUA SCOTT WERE PRESENT. VICE-CHAIRMAN FRED DAMMEYER WAS ABSENT. THERE IS ONE VACANCY.**
- B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.
- B.1 APPROVAL OF MINUTES –
- March 22, 2021
- B.2 WITHDRAWALS BY APPLICANT – NONE
- B.3 TIME EXTENSIONS – NONE
- B.4 CONTINUANCES – NONE
- B.5 APPROVALS
- CUP-33375-2021:** This is a request by Kurtis Demarse, on behalf of McDonald's Real Estate Company to allow the addition of a secondary drive-through lane at the site of an existing fast food restaurant in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 1195 E. 16<sup>th</sup> Street, Yuma, AZ. *(Continued from April 12, 2021)*

**Motion by Counts, second by Arney to APPROVE the Consent Calendar. Motion carried unanimously (5-0) with one absent and one vacancy.**

## C. ACTION ITEMS-

C.1 **CUP-33078-2020:** This is a request by Wallace Hunter, on behalf of Fury Lane, LLC, for a Conditional Use Permit to allow a drive-through restaurant, in the General Commercial (B-2) District. The property is located at 2820 S. 4<sup>th</sup> Avenue, Yuma, Arizona. *(Continued from April 12, 2021)*

**Motion by Arney, second by Beam to APPROVE CUP-33078-2020. Motion carried unanimously (5-0) with one absent and one vacancy.**

C.2 **SUBD-33735-2021:** This is a request by Dahl, Robins & Associates, Inc., on behalf of Yucca Land Company, LLC, for the approval of the preliminary plat for the Desert Sands Subdivision Unit 3, proposed to be divided into 122 lots, ranging in size from approximately 5,078 square feet to 13,338 square feet. The property is located at the southwest corner of E. 45<sup>th</sup> Street and the S. Avenue 8E, Yuma, AZ. *(Continued from April 12, 2021)*

**Motion by Counts, second by Arney to APPROVE SUBD-33735-2021. Motion carried unanimously (5-0) with one absent and one vacancy.**

C.3 **CUP-33939-2021:** This is a request by Maria A. Velez, on behalf of ZAYD, LLC C/O Realty Executives, for a Conditional Use Permit for an industrial use within 600' of residential in the Heavy Industrial/Infill Overlay (H-I/O) District, on the property located at 1275 W. 9<sup>th</sup> St, Yuma, AZ.

**Motion by Arney, second by Counts to CONTINUE CUP-33939-2021 to the next Planning and Zoning Commission Meeting of May 10, 2021. Motion carried unanimously (5-0) with one absent and one vacancy.**

C.4 **SUBD-33593-2021:** This is a request by Dahl, Robins & Associates, Inc., on behalf of Saguaro Desert Land Company, LLC, for approval of the preliminary plat for the Desert Sky Unit No. 2 Subdivision. This subdivision will contain approximately 18.3 acres, and is proposed to be divided into 102 residential lots, ranging in size from 2,941 square feet to 9,983 square feet. The property is located near the southwest corner of Avenue 7½E and 36<sup>th</sup> Street, Yuma, AZ.

**Motion by Beam, second by Arney to APPROVE SUBD-33593-2021 with the amended Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with one absent and one vacancy.**

## D. PUBLIC HEARINGS – NONE

## E. INFORMATION ITEMS

E.1 STAFF – General Plan Discussion - Transportation, Public Services and Growth Areas

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

## ADJOURN 5:11 P.M.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).